

Wisconsin Commercial Buildings Fire Suppression And Fire Alarm Plan Review Information

The following types of fire detection, prevention and suppression systems, features and components shall be submitted and examined for approval:

- Alternate Fire Suppression Systems
- Atrium Fire Protection Systems
- Automatic Fire Sprinkler Systems
- Fire Alarm Systems
- Manual-Wet Sprinkler Systems
- Standpipe and Hose Systems

Submission of fire protection plans is required for buildings that were initially submitted to the department on or after March 1, 2001 based on the guidelines listed below:

Occupancies requiring fire protection plan approval for buildings submitted on or after July 1, 2002 (based on occupancies as defined by the International Building Code):

- Educational Group E
- Institutional Group I-1 and Group I-3
- Mercantile Group M exceeding 50,000 square feet which contain a combined use of retail area and rack storage
- Residential Group R-1 (see below for R-2)
- High rise buildings (public buildings exceeding 60 feet in height)
- State owned buildings except hospitals and nursing homes (reviewed by DH&FS)
- All buildings containing an Atrium, as defined by IBC 404.1.1, regardless of occupancy

Residential Group R-2 requiring fire protection plan approval for buildings submitted on or after January 1, 2005 (based on occupancy defined by the International Building Code):

Occupancies to be reviewed for buildings which were initially submitted on or after January 1, 2002:

- High rise buildings (public buildings exceeding 60 feet in height)
- State owned buildings, except hospitals and nursing homes (those are reviewed by DH&FS)
- Mercantile exceeding 50,000 square feet which contain a combined use of retail area and rack storage

Occupancies to be reviewed for buildings which were submitted on or after March 1, 2001 (based on Occupancies that were defined under the pre-July 1, 2002 Wisconsin Building Code):

- K to 12 Schools
- CBRF's within the scope of chapter Comm 57*
- Detention Facilities
- Hotels & Motels
- All buildings containing an Atrium, as defined by Comm 51.01(5b), regardless of occupancy

*The scope of chapter Comm 57, Wisconsin Administrative Code includes new CBRF buildings serving 9 or more unrelated adults and CBRF's serving more than 20 unrelated adults to be located in an existing building.

Safety and Buildings will also accept the submittal of fire protection plans for other occupancies on a voluntary basis along with fees according to Tables Comm 2.31-1 and Comm 2.31-2.

Review Thresholds

The thresholds for plan submission are specified in section Comm 61.30. The only exception is as provided in section Comm 61.30(1)(b)2.

Comm 61.30(1)(b)2. allows for plan registration in lieu of examination and approval for certain projects, where a registered architect, professional engineer, or designer of fire protection systems has prepared the construction documents.

Except for registered projects, fire protection system plans for all projects delineated above shall be submitted for examination and approval by Safety & Buildings or an authorized representative, prior to the installation of the fire protection system.

Fees

The fees for plan examination and approval performed by S&B are specified in Table 2.31-1 of Comm 2, (also shown on SBD-118 application form).

Except for the fees listed in Comm Table 2.31-3, fees for plan examination and approval conducted by delegated municipalities are not covered by the S&B fee codes. Those delegated municipalities (authorized representatives) establish their own fee regulations. Owners and designers are directed to the applicable local authority to obtain information regarding their plan examination and approval fees.

Locations for Safety and Buildings Division Plan Examinations

Fire protection system plan submittals are reviewed at the S&B Green Bay and Waukesha offices. To schedule a plan examination appointment, fax your completed plan review application form SBD-118 to the S&B toll-free fax number: 877-840-9172. Plan examination scheduling information is also available online at: <http://www.commerce.state.wi.us/SB/SB-DailyDoc.html>. All Safety & Buildings offices are open weekdays from 7:45 a.m. to 4:30 p.m.

Note: Fire protection plans may be submitted with the building plans or separately at a later date. However, to ensure that the fire protection systems are designed to match the building design, the building plans must be examined and approved before the fire protection systems. In the case of a separate fire protection plan submittal, a copy of one complete set of building plans, which are identical to the approved building plans, shall be submitted to S&B or the authorized representative (delegated municipality) with the fire protection system plans. If the building plans were submitted to the Green Bay or Waukesha offices, then the fire protection system plans must be submitted to the same office that reviewed those building plans.

For the occupancies listed earlier, owners have a choice regarding where to submit their fire protection system plans for approval. Owners may choose to submit their fire protection system plans to S&B or to delegated municipalities for examination and approval. The limited occupancies selected for plan examination in this standard are based upon S&B having limited resources.

Local authorities may require that all fire protection system plans be examined at the local level, even those plans that have been previously approved by S&B. Check with the local authorities regarding local plan submission and permit requirements.

Currently, there are several different agencies and relationships for providing plan examination and approval in Wisconsin. Both the Department of Health and Family Services and Commerce provide state level plan examination and approval. In addition, the City of Milwaukee conducts plan examination and approvals that are deemed equivalent to those of S&B. DHFS provides plan examination and approval

for hospitals and nursing homes, including fire protection system plans. Thus all fire protection system plans for hospitals and nursing homes must be submitted to DHFS, not to S&B.

Regardless of the project size, there are two options for taking responsibility for the fire protection system working plans.

- First option: The fire protection system working plans shall be signed and dated by the contractor responsible for the design and installation of the system. Additionally, for fire sprinkler system working plans, the Wisconsin license number of the automatic fire sprinkler contractor shall also be included with their signature.
- Second option: A registered architect, professional engineer, or designer to assume responsibility for the design the fire protection system working plans. Where this option is selected, the working plans shall be signed, dated, and sealed by the design professional.

Where significant changes occur to the project that require deviation from the approved plans, revised plans shall be submitted for approval prior to installation of the revision.

Plan Submittal Checklists for Fire Suppression and Fire Alarm Systems

This section describes information required on fire suppression and fire alarm plans submitted for approval. There is other required information, varying by system type, listed in the code that governs that particular type of system. Additional information may be needed in order for the plans to convey a clear representation of the designer's intent.

The following are general requirements for all fire protection system plans submitted to S&B:

1. All plans shall include the name of the owner and the address of the building.
2. All plans and hydraulic calculations, if required, shall be signed and sealed by a Wisconsin registered: architect, professional engineer, fire protection systems designer, or signed and dated by the contractor responsible for the design and installation of the system; in accordance with section A-E 2.02, Wisconsin Administrative Code. Additionally, for fire sprinkler system working plans, the Wisconsin license number of the automatic fire sprinkler contractor shall also be included.
3. All plans shall include a plot plan showing the location of the building with respect to the property lines and lot lines. Plot plan shall indicate adjoining streets or alleys, as well as other buildings on the same property.
4. Floor plans shall be included showing the location and size of all rooms, doors, windows, walls, partitions, fire walls, and other pertinent information.
5. Elevation plans shall be included to show the exterior grade, unless elevation plans are included in the approved building plans.
6. All plans shall include all sections and details necessary to clarify the building design.
7. Detailed equipment submittals shall accompany the plans.
8. Significant changes to conditionally approved plans must be resubmitted to the S&B for approval.